

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: July 21, 2011

Agenda Item: An application for a variance to building coverage requirements in the Single-Family zoning district for property located at 1621 Bahama Drive (RE#00070230-000000), per Section 122-238 (4)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider a variance for the purpose of constructing a screened porch.

Applicant: Adele V. Stones

Property Owner: Thomas and Jane Nitti

Location: 1621 Bahama Drive, RE# 00070230-000000

Zoning: Single Family Residential (SF) District



Background:

The structure is located adjacent to the Salt Ponds. The applicant’s house currently exceeds the allowed building coverage allowed by 5%.

Request:

The applicant is proposing the addition of a screened porch which will increase the non-conforming building coverage by an additional 4% thus requiring a variance.

	Allowed/Required	Existing	Proposed
Building Coverage*	30%	35%	39%
Impervious Ratio	50%	35%	50%
Front	20' - 30'	17.3'	same
Right Side	5'	5.5'	same
Left Side	5'	6.5'	same
Rear	25'	37.8'	28.8'

*Subject of variance request

Process:

Development Review Committee Meeting: April 28, 2011

Planning Board Meeting: July 21, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

Numerous properties within the single-family zoning district have legal non-conformities. This particular structure does not meet all of the dimensional requirements outlined in Section 122-238. Thus there are no special conditions or circumstances regarding this property.

- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

By adding the square footage of the screened porch, the applicant is creating the condition that requires a request for a variance.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, structures or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific proposed room addition

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance requested is the minimum variance needed to make reasonable use of the land and existing structure.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The granting of this request will not be detrimental to the public interest. Several neighbors have expressed approval of the project.

- 7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or structures in the same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.**

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

- 1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has received no comment at this time.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

The applicant intends to make improvements to drainage through best management practices by the installation of swales.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.



Draft Resolution

**PLANNING BOARD RESOLUTION
NO- 2011-**

A VARIANCE APPROVAL FOR, BUILDING COVERAGE REQUIREMENTS FOR A SCREENED PORCH ADDITION FOR PROPERTY LOCATED AT 1621 BAHAMA STREET (RE NUMBER 00070230-000000) IN THE SF SPECIAL ZONING DISTRICT PER SECTION 90-391 – 90-397 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, Section 122-238 (4) a. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 30% in the single-family special zoning district are 30 feet in the front, and 25 feet at the rear; and

WHEREAS, the applicant requested variances to building coverage (39%) for a screened porch addition to a single family structure, and;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

_____ Chairman

_____ Planning Director

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. A variance approval for building coverage for a screened porch addition to a structure located at 1621 Bahama Drive (RE Number 00070230-000000) in the SF Special zoning district per Section 90-391 through 90-397 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated March 17, 2011, with the following conditions:

Section 3. It is a condition of this variance that full, complete, and final application for all

conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period

_____ Chairman
_____ Planning Director

has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of July, 2011
Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Planning Board Chairman

Date

Attest:

_____ Chairman

_____ Planning Director

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

2011-05-11

_____ Chairman
_____ Planning Director

Application

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE
OUTSIDE THE HEARING**

Variance Application

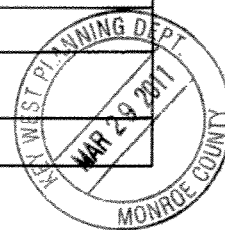
**City of Key West
Planning Department**

Please print or type a response to the following:

1. Site Address 1621 Bahama Drive, Key West, FL
2. Name of Applicant Adele V. Stones
3. Applicant is: Owner _____ Authorized Representative x
(attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street
Key West, FL 33040
5. Phone # of Applicant (305) 294-0252 Mobile# _____ Fax# (305) 292-5442
6. E-Mail Address ginny@keyslaw.net
7. Name of Owner, if different than above Thomas Nitti & Jane Nitti
8. Address of Owner 1621 Bahama Drive
Key West, FL 33040
9. Phone Number of Owner (305) 923-5914 Fax# _____
10. Email Address tom_nitti@yahoo.com
11. Zoning District of Parcel SF RE# 00070230-000000
12. Description of Proposed Construction, Development, and Use Owners desire to construct 220 sf covered screened porch and concrete pool deck along with pool and spa in the rear yard of this single family residence.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	20-30 ft	17,3	N/A
Side Setback	5.0'	5.5'	N/A
Side Setback	5.0'	6.5'	N/A
Rear Setback	25.0'	37.8'	28.8'
Building Coverage	30%	35%	39%
Open Space Requirements			
Impervious Surface	50%	35%	50%



14. Is Subject Property located within the Historic District? Yes _____ No x
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date _____ HARC # _____

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes X No _____ If Yes, please describe and attach relevant documents. noise/navigation easement for airport

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO x

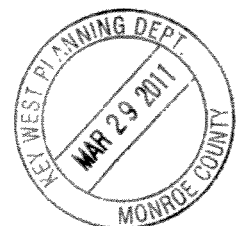
If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>AS</u>	<u>B</u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>AS</u>	<u>B</u>	Application Fee (to be determined according to fee schedule)
<u>B</u>	<u>B</u>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>AS</u>	<u>NA</u>	Floor Plans of existing and proposed development (8.5 x 11)
<u>AS</u>	<u>B</u>	Copy of the most recent survey of the subject property
<u>AS</u>	<u>B</u>	Elevation drawings as measured from crown of road
<u>AS</u>	<u>B</u>	Stormwater management plan
<u>N/A</u>	—	HARC Approval (if applicable)
<u>AS</u>	<u>B</u>	Notarized Verification Form
<u>AS</u>	<u>B</u>	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.



Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The primary structure is built slab on grade, and as originally constructed in 1967 exceeded the current LDR building coverage limit. The original platted lot size is substandard (5,600 sf existing, 8,000 sf required), thereby further limiting development rights in the most restrictive zoning district.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

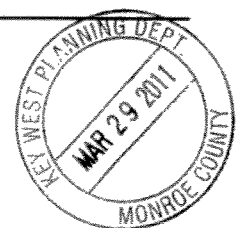
The platted lot is 2,400 sf smaller than set by Code. The existing building coverage in excess of current LDR limits predates the applicants' ownership. The proposed addition of a screened porch and concrete pool deck result in a minimal increase above the existing or permitted coverage limitations.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

The SF district has the most restrictive ratios for building and impervious coverage which is not conducive to improvement of single family residential homes to provide for families and children, especially in light of the substandard (5,600 sf vs. 8,000 sf) lot size, with 30% development limit.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Applicants' ability to enjoy amenities typically associated with single family ownership are compromised by the 50% impervious surface ratio, where applicant can demonstrate that the swales designed for the property will meet drainage requirement dictated by Code. Further hardship is created by a Code standard imposed on 8,000 sf lots when the existing platted lots are 75% of the required size but still limited in building coverage on the large lot assumption.



5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The applicant is requesting a variance of only a 4% increase over the original (nonconforming) building coverage.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The variance is not injurious to public welfare as the drainage swales will accommodate stormwater run-off on site. The increased building coverage is to provide screened outdoor living space with mosquito protection (property is adjacent to Nature Conservancy wetlands)

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Other nonconformities are not the justification for this request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.



Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1621 Bahama Drive, Key West, Florida

Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones

Signature of Owner/Legal Representative
Florida Bar No: 331880

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on March 29, 2011 (date) by

Adele V. Stones (name). He/She is personally known to me or has

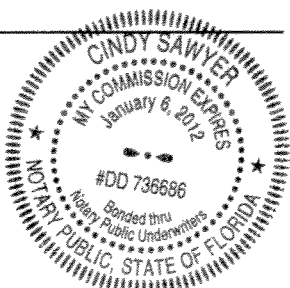
presented _____ as identification.

Cindy Sawyer

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Century Title Corp.
101825 Overseas Highway
Key Largo, Florida 33037

MONROE COUNTY
OFFICIAL RECORDS

FILE #1215634
BK#1671 PG#411

Property Appraisers Parcel Identification (Folio) Numbers:

RCD Jan 17 2001 01:47PM
DANNY L KOLHASE, CLERK

Grantee's SS #: 108664853

DEED DOC STAMPS 1820.00
01/17/2001 RA DEP CLK

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of December, A.D. 2000 by Richard L. Manley, Trustee of the, RICHARD MANLEY LIVING TRUST, herein called the grantor, to Thomas E. Nitti, a married man, and Jane Y. Nitti, his wife, tenants by the entireties whose post office address is 1621 Bahama Drive, Key West, FL 33040, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

On the island of Key West, and known as Lot Eleven (11) of AMENDED PLAT OF RIVIERA SHORES FIRST ADDITION, according to the Plat thereof recorded in Plat Book 5, Page 82, of the Public Records of Monroe County, Florida. Subject to: Taxes for the year 2001 and subsequent; limitations, reservations, covenants and restrictions of record, if any. This is not the homestead property of the Grantor or his family, who reside at 110 Simonton Street, Key West, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary J. Petenes
Witness #1 Signature

MARY J. PETENES
Witness #1 Printed Name

Robert J. Surace
Witness #2 Signature

ROBERT J. SURACE
Witness #2 Printed Name

Richard L. Manley
Richard L. Manley, Trustee of the
110 Simonton Street, Key West, FL 33040

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16th day of December, 2000 by Richard L. Manley, Trustee of the who is personally known to me or has produced DC as identification.

SEAL

My Commission Expires:

Scott Nyman
Notary Signature
Scott Nyman
Printed Notary Signature



Scott Nyman
Commission # 00906299
Expires March 17, 2004
Bonded Through
Atlantic Bonding Co., Inc.

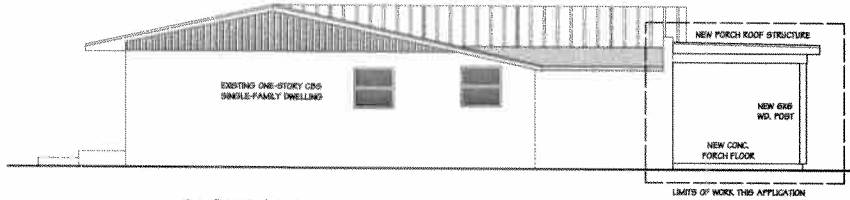
File # 00-07182



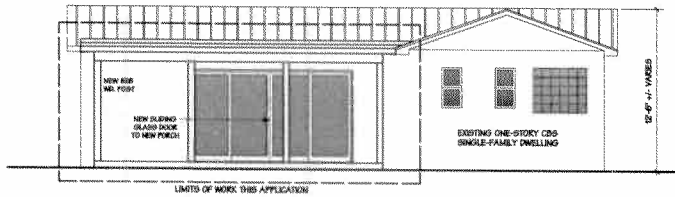
MONROE COUNTY
OFFICIAL RECORDS

Survey

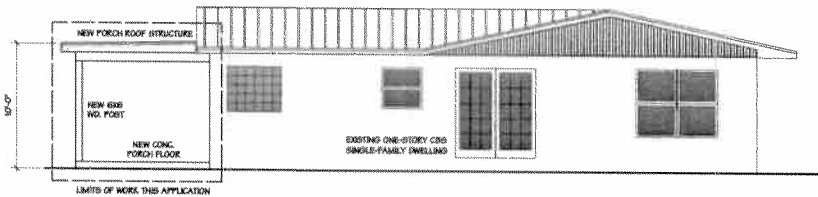
Site Plans



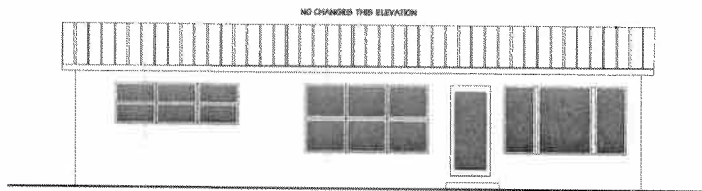
RIGHT (SOUTHEAST) ELEVATION
scale: 1/4"=1'-0"



REAR (NORTHEAST) ELEVATION
scale: 1/4"=1'-0"



LEFT (NORTHWEST) ELEVATION
scale: 1/4"=1'-0"



FRONT (SOUTHWEST) ELEVATION
scale: 1/4"=1'-0"



GENERAL VIEW OF REAR OF HOUSE



GENERAL VIEW OF LEFT REAR YARD



GENERAL VIEW OF RIGHT REAR YARD

SITE DATA:

LOT AREA: 5600 S.F.

LAND USE DISTRICT: SINGLE FAMILY RESIDENTIAL (SF)

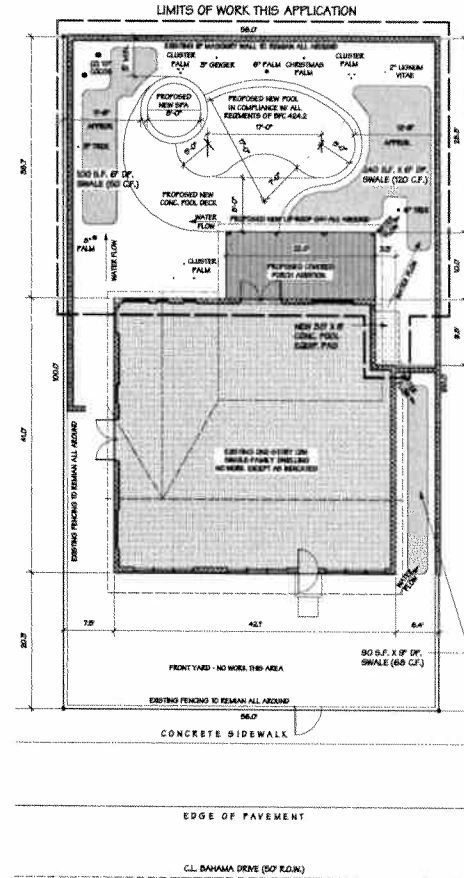
FEMA FLOOD ZONE: AEB (EXISTING FLOOR ELEVATION 6.25')

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE:	1820 S.F. (32%)	1850 S.F. (33%)	2192 S.F. (39%)
IMPERVIOUS SURFACE RATIO:	2800 S.F. (50%)	1969 S.F. (35%)	2800 S.F. (50%)

SETBACKS:	30'/50'	17.5'	NO CHANGE
FRONT:	5'	5.0'	NO CHANGE
R. SIDE:	5'	0'	NO CHANGE
L. SIDE:	25'	37.8'	NO CHANGE
REAR:			28.0'

POOL SETBACKS: MIN. 8' FROM SIDE AND REAR SETBACKS

HEIGHT:	25'	12' +/-	NO CHANGE



SITE & FLOOR PLAN
scale: 1/8"=1'-0"

SITE PLAN BASED ON SURVEY BY KEEGE & WHITE LAND SURVEYING INC., DATED 5/21/17

SITE DRAINAGE CALCULATIONS
IMPERVIOUS SITE COVERAGE: 2875 S.F. X 1.6" RAINFALL =
2800 S.F. IMPERVIOUS COVERAGE X 1.6" INCH OF RAINFALL = 233 C.F. REQUIRED SWALE VOLUME
SEE SITE PLAN FOR SWALE CONFIGURATIONS AND REQUIRED SITE DRAINAGE PATTERNS.
NOTE: NO TREES ARE TO BE REMOVED IN THE PROJECT AREA.



renovations & additions to
1621 BAHAMA DRIVE
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA00035594

sheet
1
of
1

17 MARCH 2011

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1074063 Parcel ID: 00070230-000000

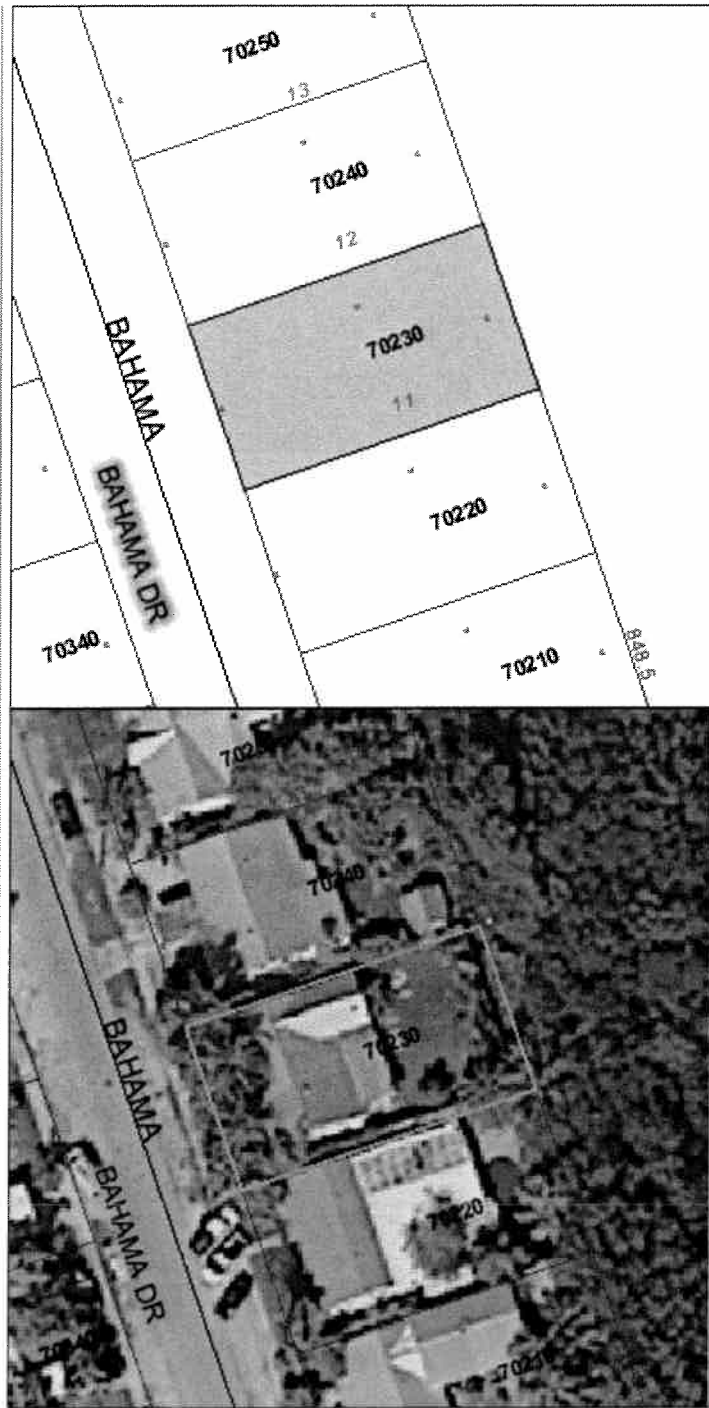
Ownership Details

Mailing Address:
NITTI THOMAS E AND JANE Y
1621 BAHAMA DR
KEYWEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 1621 BAHAMA DR KEYWEST
Subdivision: Amended Plat of Riviera Shores First Addn
Legal Description: LOT 11 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR438-627/628 OR439-495/496 OR661-162 OR746-722 OR1597-1911 OR1610-1000-C OR1671-411

Parcel Map



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	56	100	5,600.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1692
Year Built: 1967

Building 1 Details

Building Type R1
Effective Age 12
Year Built 1967
Functional Obs 0

Condition A
Perimeter 166
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 13
Grnd Floor Area 1,692

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

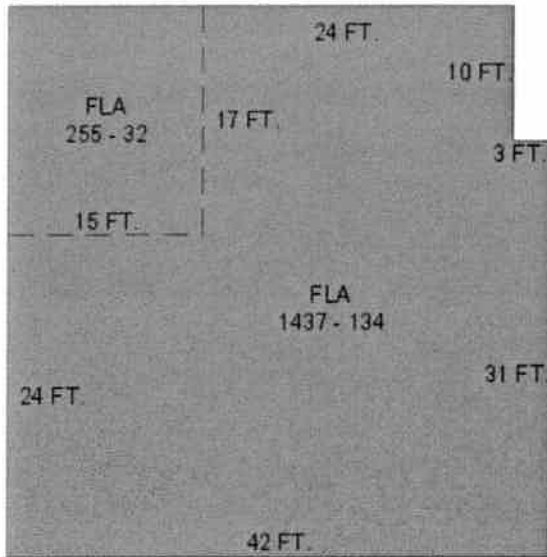
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 4

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	Y	0.00	0.00	1,437
2	FLA	5:C.B.S.	1	2007		Y			255

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	818 SF	0	0	1976	1977	3	30
2	FN2:FENCES	180 SF	30	6	1989	1990	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
5	05-0703	03/17/2005	10/06/2005	31,369 Residential	REPLACE WINDOWS & DOORS
6	06-6793	12/22/2006	07/27/2007	3,500 Residential	INSTALL PLUMBING BATHROOM TO MAIN SEWER
7	07-0584	02/07/2007	07/27/2007	600 Residential	INSTALL 3 NEW SUPPLY VENTS TO A/C
8	07-3706	07/30/2007	07/27/2007	3,000 Residential	PLUMBING
12	07-0230	11/14/2007	18,500 Residential	DEMO OLD KITCHEN CABINETS, INSTALL NEW IN EXISTING SPACE, INSTALL NEW COUNTERTOPS AND TILE 1100 SF NEW TILE ON FLOOR	

13	07-5074	11/15/2007		1,500	Residential	COMPLETE ELECTRICAL INSTALLATION OF REMODELED KITCHEN
9	06-6336	12/14/2006	07/12/2007	38,000	Residential	ADD MASTER BATH/CLOSET TO EXISTING
10	07-0475	01/31/2007	07/27/2007	2,400	Residential	THREE SQRS VCRIMP
11	07-0651	02/12/2007	07/27/2007	3,200	Residential	WIRE ADDITION
2	98-1653	05/27/1998	10/29/1998	1,000	Residential	ROOF REPAIRS
3	00-3746	11/03/2000	12/18/2000	1,200	Residential	200 AMP SERVICE
4	01-3667	11/15/2001	08/13/2002	6,026	Residential	1484 SF V-CRIMP ROOF
1	B-3868	05/14/1970	08/13/2002	3,200	Residential	ADDITION 16 X 20

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	174,749	2,706	89,600	267,055	267,055	25,000	242,055
2009	192,032	2,706	145,600	340,338	319,774	25,000	294,774
2008	176,558	2,706	324,800	504,064	319,455	25,000	294,455
2007	174,470	2,725	308,000	485,195	282,578	25,000	257,578
2006	248,699	2,750	336,000	587,449	275,686	25,000	250,686
2005	288,347	2,769	252,000	543,116	267,656	25,000	242,656
2004	190,142	2,788	168,000	360,930	259,860	25,000	234,860
2003	168,202	2,813	84,000	255,015	255,015	25,000	230,015
2002	172,202	2,832	79,520	254,554	254,554	25,000	229,554
2001	116,223	2,851	79,520	198,594	198,594	0	198,594
2000	120,967	1,461	57,400	179,828	179,828	0	179,828
1999	98,671	1,192	57,400	157,263	157,263	0	157,263
1998	92,504	1,117	57,400	151,021	151,021	0	151,021
1997	83,017	1,003	46,200	130,219	130,219	0	130,219
1996	58,349	705	46,200	105,254	105,254	0	105,254
1995	58,349	705	46,200	105,254	105,254	0	105,254
1994	52,182	678	46,200	99,059	99,059	0	99,059
1993	52,182	740	46,200	99,122	99,122	0	99,122
1992	52,182	788	46,200	99,169	99,169	0	99,169
1991	52,182	835	46,200	99,217	99,217	0	99,217
1990	52,182	898	42,000	95,079	95,079	0	95,079
1989	47,438	859	40,600	88,897	88,897	0	88,897
1988	38,389	473	30,800	69,662	69,662	0	69,662
1987	37,917	473	21,560	59,950	59,950	25,000	34,950

1986	38,132	473	20,160	58,765	58,765	25,000	33,765
1985	36,501	473	19,600	56,574	56,574	25,000	31,574
1984	34,180	473	19,600	54,253	54,253	25,000	29,253
1983	31,046	473	19,600	51,119	51,119	25,000	26,119
1982	31,717	473	14,616	46,806	46,806	25,000	21,806

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/15/2000	1671 / 0411	260,000	<u>WD</u>	<u>Q</u>
9/24/1999	1597 / 1911	215,000	<u>WD</u>	<u>Q</u>
2/1/1976	746 / 722	34,000	00	<u>Q</u>

This page has been visited 11,950 times.

Monroe County Property Appraiser
 Karl Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., July 21, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance - 1621 Bahama Drive (RE# 00070230-000000) - For building coverage requirements in the SF zoning district per Section 122-235 (4) a. 1. of the Land Development Regulations of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at **www.keywestcity.com**.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variance - 1621 Bahama Drive (RE# 00070230-000000) - For building coverage requirements in the SF zoning district per Section 122-235 (4) a. 1. of the Land Development Regulations of the City of Key West.

Applicant: Adele V. Stones	Owner: Thomas & Jane Nitti
Project Location: 1621 Bahama Drive	Date of Hearing: Thursday, July 21, 2011
Time of Hearing: 6:00 PM	Location of Hearing: Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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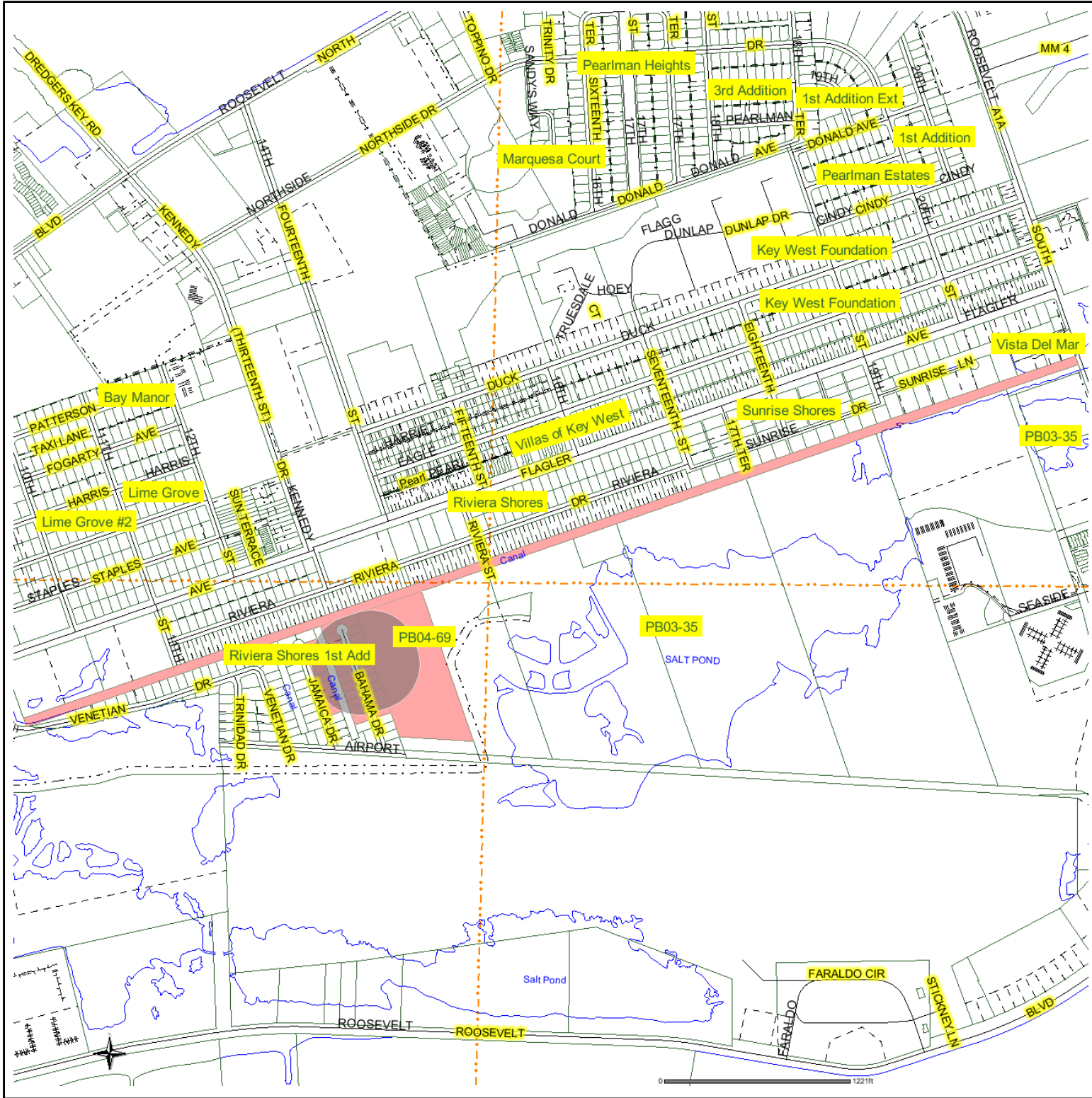
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1621 Bahama

- Legend**
- theBuffer
 - theBufferTarget
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
WALL WENDELL	1010 HANSON DR	THIEF RIVER FALLS	MN	56701	
SINGER SOUTH LLC	1427 MONROE AVE	ROCHESTER	NY	14618	
YARBER RUTH A	15618 EVERGLADE LN	BOWIE	MD	20716	
PINE EMILY G	1600 BAHAMA DR	KEY WEST	FL	33040	
VINCENT DAWN	1601 BAHAMA DR	KEY WEST	FL	33040	
GREEN BRADLEY S AND MARIA E	1604 BAHAMA DR	KEY WEST	FL	33040	
CASTRO EDWIN L AND PATSY T	1605 BAHAMA DR	KEY WEST	FL	33040	
RADEMACHER ROBERT F AND MARSHA E	1609 BAHAMA DR	KEY WEST	FL	33040	
SCARAMUZZI LOUIS F AND MARY FRANCES	1612 BAHAMA DR	KEY WEST	FL	33040	
PIERCE JAMES W	1613 BAHAMA DR	KEY WEST	FL	33040	
PRAYDIS ROBERT AND ROSEANNA	1617 BAHAMA DR	KEY WEST	FL	33040	
WALLACE R BRUCE	1617 JAMAICA DR	KEY WEST	FL	33040	
LORENZ DIANA L	1620 BAHAMA DR	KEY WEST	FL	33040	
NITTI THOMAS E AND JANE Y	1621 BAHAMA DR	KEY WEST	FL	33040	
ATKINSON ROBERT D AND MICHELE	1701 JAMAICA DR	KEY WEST	FL	33040	
GAINOUS ELIZABETH D REV TR	1705 BAHAMA DR	KEY WEST	FL	33040	
DAVILA MICHAEL A AND ELDA A	1709 BAHAMA DR	KEY WEST	FL	33040	
WEINBERG DAVID BRIAN	1709 JAMAICA DR	KEY WEST	FL	33040	
ROSSO DEBBIE	1710 BAHAMA DR	KEY WEST	FL	33040	
PAZO ROBERT	1713 BAHAMA DR	KEY WEST	FL	33040	
SKOMP A FREDRICK LIV TR 3/13/2007	1713 JAMAICA DRIVE	KEY WEST	FL	33040	
SWEETING HERMAN S III AND JEANETTE T	1714 BAHAMA DR	KEY WEST	FL	33040	
BLANCO FULGENCIO AND SARA	1717 BAHAMA DR	KEY WEST	FL	33040	
BERVALDI F VINCENT JR	1720 BAHAMA DR	KEY WEST	FL	33040	
WALL WENDALL	1720 HIGHWAY 59 S	THIEF RIVER FALLS	MN	56701	
FALLON JOHN G AND CATHY L	1721 BAHAMA DR	KEY WEST	FL	33040	
PETERSON JAMES T	2750 NE 6TH ST	POMPANO BEACH	FL	33062	
MANLEY RICHARD TRUSTEE	3726 SUNRISE LANE	KEY WEST	FL	33040	
YOUNG CARTER S REV TRUST 1	458 EAST HIGH POINT LN	PEORIA	IL	61614	
GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 ANZA ST	SAN FRANCISCO	CA	94121	
HJELMELAND BJARTE	PILESTREDET PARK 12B	N-0176 OSLO			NORWAY
BARCZA LARRY Z AND HELEN	PO BOX 1510	BRADFORD	ONTARIO	L3Z 2B8	CANADA